

Twin Waters Residents' Association

15 June 2015

Cr. Mark Jamieson
Mayor
Sunshine Coast Council
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Sunshine Coast Mail Centre
Qld 4560

Mr Ben Simpson
Regional Manager – Sunshine Coast
Stockland Residential Communities
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By Email

Gentlemen

We refer to various discussions between Stockland Development Limited (Stockland), the Sunshine Coast Council (Council) and the Twin Waters Residents' Association (TWRA) regarding the future of the land owned by Stockland between Twin Waters and the Sunshine Motorway which we refer to as the Canelands. The purpose of this letter is to request confirmation that all three parties agree with the steps taken to date and the steps proposed to be taken to give effect to the outcome of these discussions.

By way of record, Stockland approached TWRA in late 2014 to request discussions about the future of the Canelands, acknowledging that its previous proposals for the land were not acceptable and that a new approach was required. Since then, there have been several discussions with Stockland and their advisers and there has been engagement by them to consult with our community (among others) and to consider our concerns and needs regarding any proposed development on the Canelands site. We acknowledge the genuine approach and frank discussions we have been able to have with Stockland.

For our part, we have kept our community informed by way of regular items in our monthly Newsletter (delivered to all homes in Twin Waters), emails to our members (approximately one-third of all residents) and full discussion with the TWRA Management Committee. In addition, approximately 100 people attended our TWRA General Meeting on 13 April when Stockland representatives made a presentation and answered questions.

The general tenor of the community response has been to accept that development of the Canelands will occur at some stage; that Stockland's approach to consultation is welcome; that any development should maintain and enhance the general Twin Waters character and area and, most significantly, that any development would only be supported if there was a solution to the major issue of traffic access and egress which did not adversely impact on existing Twin Waters streets and Ocean Drive. Traffic was by far the main concern raised in all of our discussions with the community.

Following from our discussions, we have negotiated with Stockland a list of items which we consider to be Conditions Precedent for our community's support for Stockland and Council to commence a process for rezoning of the Canelands from Rural to Residential. A copy of this is attached.

It is noted that Council has suggested that, in response to our request for “security” over any agreement between our community and Stockland or any other future developer of the Canelands, an Infrastructure Agreement be entered into between Council and Stockland to give the long term certainty we require. We appreciate and welcome this suggestion. We acknowledge that the exact terms and the form of such agreement will be determined in the coming months, but the intention to provide long term certainty about the terms for any future development of the Canelands is agreed by all parties.

To this end, it would be appreciated if Council and Stockland could:

1. Acknowledge receipt of this letter
2. Confirm their agreement that the points of the attached list of Conditions Precedent are accepted in principle (acknowledging that further legal drafting and clarification may be necessary); and
3. Agree that an Infrastructure Agreement between Council and Stockland, or other equivalent secure long term legally enforceable mechanism(s), will be negotiated in good faith if Council decides to commence a rezoning process on the Canelands site.

We will continue to work actively and constructively with Council and Stockland in the coming months to assist the success of the processes being followed by Stockland and Council.

Thank you for your consideration.

Yours sincerely

Peter Braithwaite
President

Copies: Cr O’Pray; Cr Dickson; Hon Fiona Simpson.